

PROPERTY OWNERS ASSOCIATION 5<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**165 ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Bexar§

1. Name of Subdivision: Kenton Place
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: 165 Association, Inc.
4. Recording Data for Association: Deed and Plat Records of Bexar County, Texas, Unit 2, Volume 9536, Page 198.
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions are filed in Bexar County records in Volume 7055, Page 0528-0550.
  - Articles of Incorporation are filed in Volume 10252, Page 380-385
  - Bylaws are filed in Volume 7095, Page 0852-0862
  - Parking, Ticketing, and Towing Policies Volume 11424, Page 468-471; Collection Resolution Volume 9882, Page 1299; Parking Resolution Volume 10260, Page 696; Resolution of the Board of Directors Administrative Fee for certified Letters Volume 11004, Page 601-602; Resolution of the Board of Directors Volume 11070, Page 2435-2436; Payment Plan Guidelines Resolution Volume 15319, Page 346; Records Retention Policy Volume 15319, Page 351; Records Production and Copying Policy Resolution Volume 15319, Page 348
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Forced Maintenance Resolution dated 11/30/2016 is filed under Document #20160237353.

The following resolutions dated 11/1/2016 are filed under Document No. 20160245194:

- Records Inspection Policy
- Records Retention Policy
- Membership Voting Policy

- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Rainwater Collection Devices Guidelines
- Application of Payments Policy
- Assessment Collection Policy
- Assessment Collection Schedule
- Conflict of Interest Policy
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Flag Display Guidelines
- Payment Plan Policy
- Roofing Material Guidelines
- Violation Enforcement Resolution
- Violation Schedule
- Board Meeting Minutes for November 30, 2016

165 Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20180199887.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- **Administrative Transfer Fee - \$200.00**
- **Resale Package = \$375.00**
  - **Rush for Resale Package:**
    - **1 business day = \$120.00 / 3 business days = \$95.00**
  - **Add a Rush to an existing order = \$75.00 + Cost of a Rush**
  - **Update for Resale Package:**
    - **1-14 days = \$15.00 / 15-180 days = \$50.00**
- **Statement of Account only = \$120.00**
  - **Rush for Statement of Account only:**
    - **1 business day = \$110.00 / 3 business day = \$85.00**
  - **Update for Statement of Account only:**
    - **1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00**

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 11<sup>th</sup> day of November, 2021.

165 Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

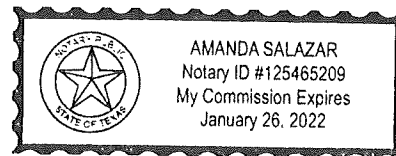
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 11<sup>th</sup>  
November, 2021 by Shelby Welch, representative of Spectrum Association  
Management, the Managing Agent of 165 Association, Inc., on behalf of said association.

Amanda Salazar  
Notary Public, State of Texas

After Recording, Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210316453  
**Recorded Date:** November 12, 2021  
**Recorded Time:** 10:14 AM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/12/2021 10:14 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk